



Upon entering, you are welcomed by a well lit entrance hall. To the right, a dual-aspect dining room offers pleasant views through a large bay window at the front and additional light from the side of the property. The kitchen, though in need of renovation, features both floor and eye-level units, a gas cooker, and dining space – ideal for updating to your own taste and requirements.

The spacious main reception room boasts front-aspect views, providing a perfect setting for relaxation. This room leads through to a secondary reception room, which can serve as a playroom or additional living area.

Completing the ground floor is a useful utility room and a convenient downstairs WC.

Upstairs, the main bedroom comes with built-in wardrobes, offering ample storage space. Bedroom 2, which enjoys plenty of natural light, is positioned at the front of the property, while bedroom 3 is a rear-facing room.

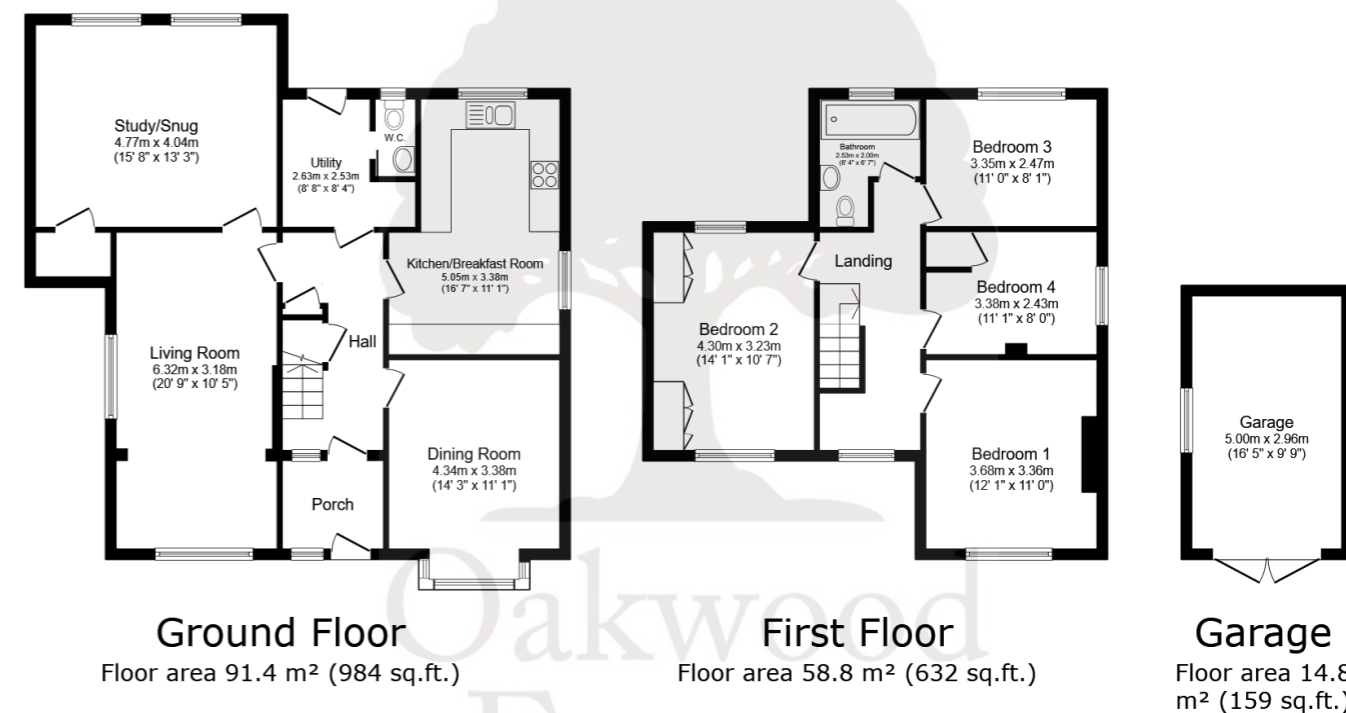
Bedroom 4 is a versatile large single bedroom, which could also work as a home office or study space.

Externally, the property benefits from parking for up to three vehicles, as well as a detached garage, which offers a wealth of potential. This space could be easily converted into a home office, gym, or additional living area, offering even more versatility to the property. The well-kept front garden adds to the property's appeal, while the large private rear garden features a patio area, making it perfect for outdoor entertaining and enjoying the surrounding space.

The property is located in Chalfont St Peter, a charming village located in the heart of Buckinghamshire.

-  4 BEDROOM DETACHED HOUSE
-  GARAGE
-  POTENTIAL TO EXTEND (S.T.P.P)
-  COUNCIL TAX BAND- G
-  1776 SQ FT
-  2 RECEPTION ROOMS
-  OFF STREET PARKING
-  FRONT & REAR GARDEN
-  EPC- F
-  NO CHAIN

					
x4	x2	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



TOTAL: 165.0 m<sup>2</sup> (1,776 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



**Local Area**

Chalfont St Peter is a village located in Buckinghamshire, England. It is situated approximately 25 miles west of London. The village has a charming and picturesque setting, with a mix of historic buildings and modern amenities. It is known for its beautiful countryside, including nearby Chiltern Hills, which provide opportunities for outdoor activities such as walking and cycling. Chalfont St Peter has a range of shops, restaurants, and pubs, offering a variety of amenities for residents and visitors. The village also has several schools and community facilities, making it an attractive place to live.

**Transport**

The village is served by Chalfont & Latimer railway station, which provides regular train services to London and other destinations. It is part of the Metropolitan Line and the Chiltern Main Line, offering convenient connections to London Underground and national rail networks. Additionally, there are several bus routes that pass through the village, connecting it to neighbouring areas and towns. For those traveling by car, Chalfont St

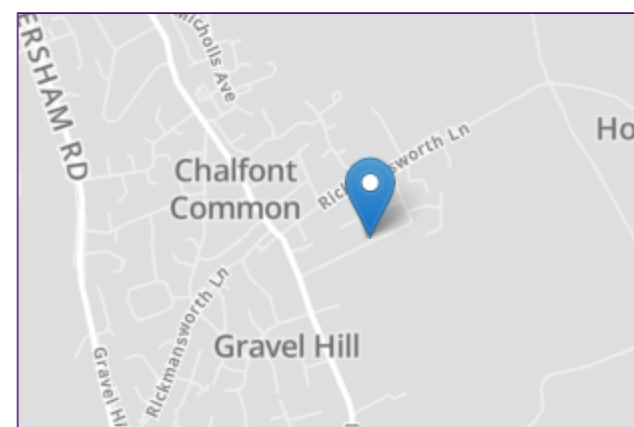
Peter is located near major roadways such as the A413 and M40, providing easy access to the wider road network.

**Schools**

- Chalfont St Peter and Gerrards Cross are home/catchments to several excellent schools, offering a range of educational options for children of all ages.
- Dr Challoner's Grammar School
  - John Hampden School
  - Royal Grammar School
  - St Mary's C of E Primary School
  - Seer Green C of E Combined School
  - Beaconsfield High School
  - The Chalfonts Community College:
  - Thorpe House School
  - Gayhurst School

It is always recommended that you conduct your own research on schooling to ensure your child is eligible to attend the educational institution of choice.

**Council Tax**  
Band G



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	